

**La Solana Condominium Association
Board of Directors Regular Meeting
In Sonoran Plaza - Sagebrush Ballroom
February 13, 2024**

Board Members in Attendance: Jan Smith, President; Jack Mumford, Treasurer; Sue Dunn, Vice President; Karen Gablesen, Secretary; Gregory Martin, Member-at-Large; Kathleen DeCoite, Property Manager

Call to Order: President Jan Smith called the meeting to order at 11:39 am.

Election of Officers: Sue Dunn made a motion and it was seconded that we accept that the current officers will retain their same offices going forward. The motion passed unanimously.

Landscape Report: CareScape's Santos Diaz reported that certain plants were renovated which entailed a dramatic trimming down to approximately 8 inches in height. He assured the residents' that the plants will grow back fuller and with more flowers in the next couple of months.

City Property Management Report: Kathleen reported the fire alarm systems were tested. The direction and pool signs are being made. We are waiting for VF Electric to set the date for installation of lighting in the pool area.

Staff Reports:

Maintenance: Mike was not present, but it was requested by him that anyone with an oil leak should take care of the issue. The oil is very destructive to our newly paved parking areas. The recycling rule for disposing of items is that they must be washed out and clean.

Office Staff: Patti thanked residents for their patience during this time when she is the only office employee and only works 3 days/week.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the January 17, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the financial report for the full year 2023. The year ended with a net income of \$5,683.76. The Reserve Fund ended with a balance of \$431,017.63. Reserve expense for 2023 was **(\$223,424.27)**. A review of the reserve expenses was given. A motion was made and seconded to accept the Treasurer's report. The motion passed unanimously.

Committee Reports:

Architectural Committee: Greg Martin reported there should be 5 residents on the ARC Committee. At this time Greg and Bill Hyder are the only members. New members are welcome. The ARC request process has been shifted to online to the City Property Portal. There were 4 requests processed this past month.

Long Range Planning Committee: Jean reported that the "Use of Space" Focus Group will take place on Thursday at 6:30 in the Clubhouse. She briefly described the process to be used and encouraged residents to sign up for this or future Focus Groups.

Social Committee: Vicki and Lois reported that the "Baked Potato Party" will take place tomorrow evening in the Clubhouse at 5:30pm. There will be a \$5.00 donation requested for those who are not bringing a food item. There will be a sign-up on February 15th and 16th for the "Soup Dinner" occurring on February 28th.

Security Committee: It was reported that Dave Kearney will be stepping down as Chair of the Security Committee. Dave provided a description of the job duties for this role. He stated that a volunteer is needed for his replacement.

Old Business:

Painting Project Phase 1 - Color Vote - Jan introduced the paint color vote. A motion was made and seconded to accept color Scheme 1 as our choice for repainting our La Solana Buildings. The motion was accepted unanimously.

Review Paint Phases - Dallas reviewed the 5 phases of the Painting Project. The next step is to make decisions on 63 identified points on Tuesday the 20th at 10:00am. This will enable us to proceed in preparing and initiating the bidding process. Our painting consultant, Matt, will assist us going forward. The selected color Scheme 1 and the Project Phases Plan will be on display in the Clubhouse and on the La Solana website for resident viewing. A process will be set up allowing residents' a means of disposing large unneeded items.

Vortex Door Repair Proposal - Jan presented a proposal from Vortex. A motion was made and seconded to accept the Vortex proposal for maintenance and repairs of La Solana building doors for \$3,998.20. The motion was accepted unanimously. Charge to Maintenance account- #5215

Note - Rules and Regulations Update - The Board of Directors unanimously approved the revised Rules and Regulations on February 9, 2024 via email and telephone in order to facilitate their completion for distribution at the Annual Board Meeting on February 13, 2024.

New Business:

Pine Tree Removal Proposal: A motion was made and seconded to accept a CareScape proposal to remove 5 pine trees for \$8,745.00. The motion was accepted unanimously. Charge to Landscape Extras - #5290

Pine Tree Proposal: A motion was made and seconded to accept a CareScape proposal to plant 5 pine trees to replace those being removed for \$2,075.00. The motion was accepted unanimously. Charge to Landscape Extras - #5290.

Adjournment: The meeting was adjourned at 11:40 am

Submitted by: Karen Gablesen, Board Secretary